

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

STAGE 3 SAMARIA VIEWS, MANSFIELD VIC 3722

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Mansfield

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

21 LOMANDRA WAY MANSFIELD VIC 3722	\$435,000	13-May-22
5 HIGHLANDS ROAD MANSFIELD VIC 3722	\$400,000	21-Jul-22
9 OAKSFORD DRIVE MANSFIELD VIC 3722	\$455,000	21-Jan-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 August 2022



**21 LOMANDRA WAY MANSFIELD  
VIC 3722**

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Sold Price

<sup>RS</sup> **\$435,000**

Sold Date **13-May-22**

Distance **0.77km**



**5 HIGHLANDS ROAD MANSFIELD  
VIC 3722**

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Sold Price

<sup>RS</sup> **\$400,000**

Sold Date **21-Jul-22**

Distance **0.64km**



**9 OAKSFORD DRIVE MANSFIELD  
VIC 3722**

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Sold Price

**\$455,000**

Sold Date **21-Jan-22**

Distance **1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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